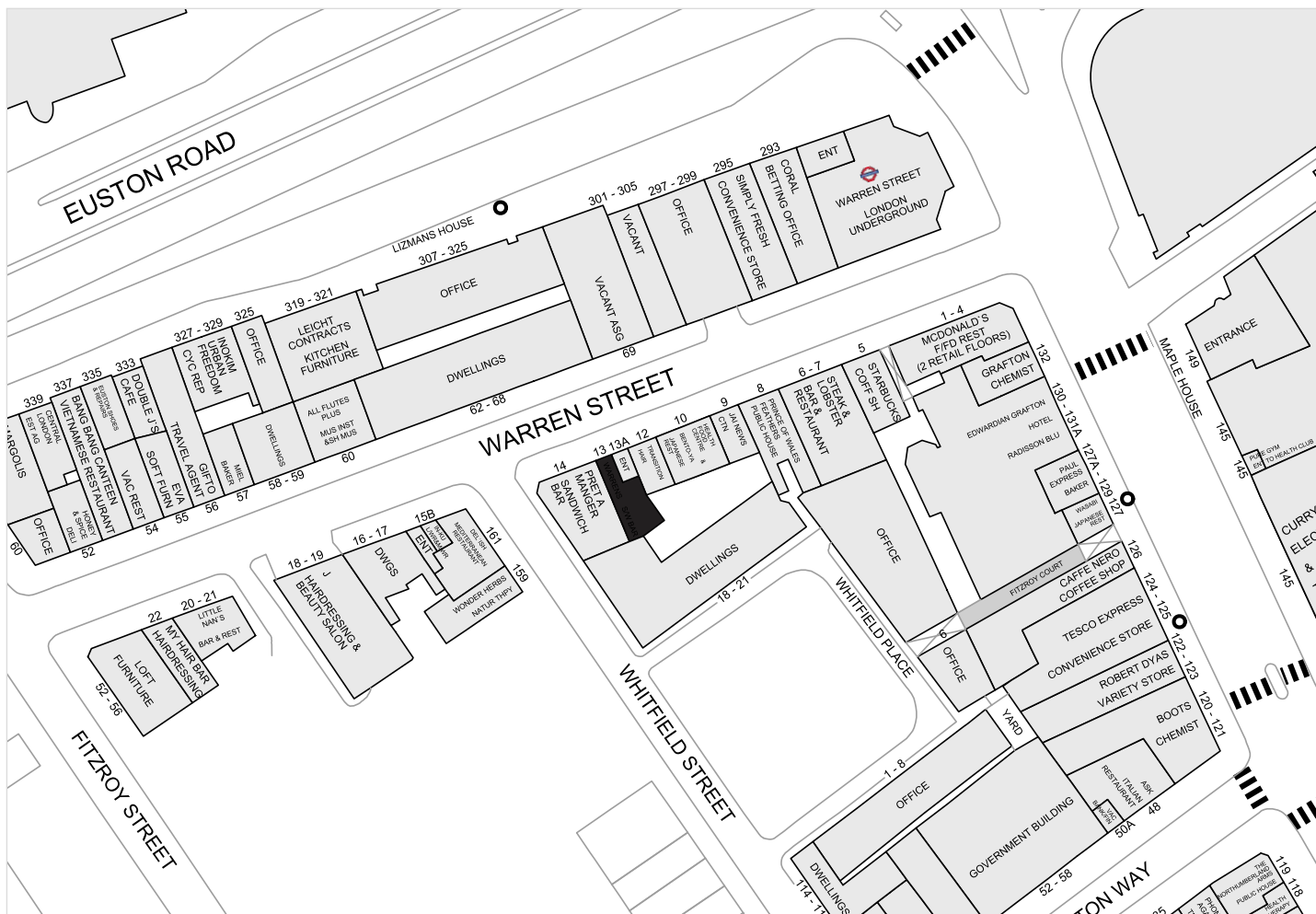

FITZROVIA

13 WARREN STREET W1



NEW LEASE AVAILABLE
SUBJECT TO VP



LOCATION

The premises are located on the south side of Warren Street approx 50 meters west of **Warren Street Underground Station** at the intersection with **Tottenham Court Road**. The shop is immediately adjacent to **Pret a Manger** and other occupiers nearby include **McDonalds, Starbucks, Steak & Lobster, Honey & Co, Bento-ya, Transition, J Hairdressing, Simply Fresh** and **Coral**.

ACCOMMODATION

The shop is arranged on the ground floor only providing the following approximate net internal floor area:

Ground Floor 510 sq ft 47.38 sq m

A floor plan is available on request.

TENURE

Subject to vacant possession the premises are available by way of a new FRI lease for a term to be agreed subject to yearly upwards only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

The quoting rent is £35,000 per annum exclusive.

USE

The property has been occupied as an A1 shop however consideration will be given to other uses within the new Class E. Parties are advised to make their own enquiries with Camden Borough Council Planning Department.

RATES

The local rating authority has verbally advised us that the property is currently assessed as follows:

Rateable Value £25,250

Interested parties should verify the above figure for themselves with the local authority or by referring to www.vo.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment via the sole retained agents:



Nick Furlong
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Fergus Emmerson
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